



General Assembly

January Session, 2023

Raised Bill No. 6591

LCO No. 3636



Referred to Committee on HOUSING

Introduced by:
(HSG)

AN ACT CONCERNING THE CONFIDENTIALITY OF CONSUMER COMPLAINTS REGARDING MOBILE MANUFACTURED HOME PARKS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 21-71 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) The department may revoke, suspend, place conditions on or
4 refuse to renew any license to operate a mobile manufactured home
5 park for a violation of any provision of this chapter or any regulations
6 issued hereunder or any other state or local law or regulation, after
7 hearing, except that if the department upon investigation finds a
8 licensee is not providing adequate sewerage facilities, electrical,
9 plumbing or sanitary services, water supply or fire protection,
10 suspension of the license shall be automatic, provided such licensee
11 shall be entitled to a hearing before the department not later than thirty
12 days after such suspension. A license may be reinstated or reissued if
13 the circumstances leading to the violation have been remedied and the
14 park is being maintained and operated in full compliance with this

15 chapter and the regulations hereunder. Each officer, board, commission
16 or department of the state or any local government shall assist the
17 department with technical data on sewerage facilities, electrical,
18 plumbing or sanitary services, water supply or fire protection and shall
19 submit such data to the department for the department's use in any
20 hearing held pursuant to this section. In addition to revoking,
21 suspending, placing conditions on, or refusing to renew any license to
22 operate a mobile manufactured home park, the department may,
23 following an administrative hearing, impose a fine of not less than fifty
24 nor more than three hundred dollars for each day that such violation
25 exists. In connection with any investigation the Commissioner of
26 Consumer Protection or the commissioner's authorized agent may
27 administer oaths, issue subpoenas, compel testimony and order the
28 production of books, records and documents. Each owner shall retain
29 all leases, disclosure statements, rules and regulations required under
30 this chapter for at least four years after any resident to whom [they] such
31 leases, statements, rules and regulations relate vacates the park.

32 (b) If an inspection by the department reveals a violation of any
33 provision of this chapter or any regulation issued under this chapter, the
34 cost of all reinspections necessary to determine compliance with any
35 such provision shall be assumed by the owner, except that if a first
36 reinspection indicates compliance with such provision, no charge shall
37 be made to such owner. As part of an inspection or investigation, the
38 department may order an owner of a mobile manufactured park to
39 obtain an independent inspection report, at the sole cost of the owner,
40 that assesses the condition and potential public health impact of a
41 condition at the park, including, but not limited to, the condition of trees
42 and electrical, plumbing or sanitary systems.

43 (c) In addition to any other available remedies, the provisions of
44 section 47a-14h shall be available to all residents in a mobile
45 manufactured home park including residents who own their own units.

46 (d) The department may issue an order to any owner determined to
47 be in violation of any provision of this chapter or any regulation issued

48 under this section after an inspection of a mobile manufactured home
 49 park, providing for the immediate discontinuance of the violation or
 50 timely remediation of such violation. Any owner of a mobile
 51 manufactured home park who fails to comply with any orders
 52 contained in a notice of violation resulting from a reinspection of such
 53 park not later than thirty days after issuance of such notice, including
 54 confirmation of active licensure, shall be fined five hundred dollars per
 55 violation and shall follow the procedures specified in section 51-164n.

56 (e) Notwithstanding the provisions of subsection (f) of section 42-
 57 110d, the commissioner shall not withhold from disclosure any records
 58 of an investigation or examination conducted under this chapter during
 59 the pendency of any such investigation or examination.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2023</i>	21-71
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Statement of Purpose:

To require the Department of Consumer Protection to disclose records of an investigation or examination concerning a mobile manufactured home park during the pendency of any such investigation or examination.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]